



Board of Adjustment



Agenda Number: 5

**Case Number: BA-20100002
ZSNC-90006**

Hearing Date: March 3, 2010

Appellant: Ronald L. Montano
3941 Ruffin Ave. SW
Albuquerque, NM 87105

Agent: N/A

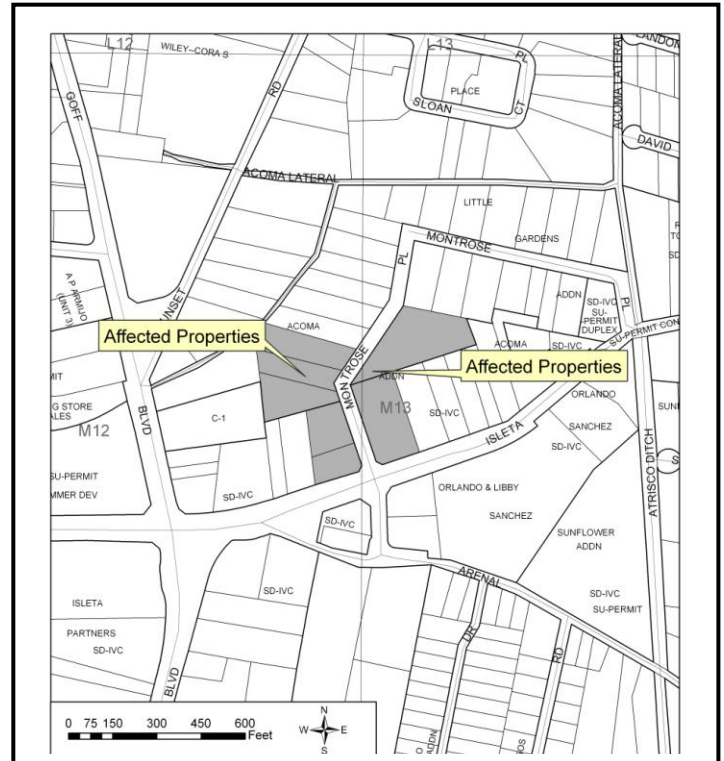
Applicant: N/A

Agent: N/A

Site Location: Montrose Place

Zone Designation: R-1 Residential

Recommendation: Denial



Summary: The name change of a portion of Montrose Place is being required by the County Development Review Authority as a result of an application by Ronald L Montano to replat the above mentioned County right-of-way into two separate road segments with cul-d-sac's at both ends. Creating two roads with the same name was unacceptable due to the confusion it would create for emergency responders.

Staff Contact: Jim Best, Planner

Attachments:

1. Appeal application
2. Notice of Decision (January 19, 2010)
3. Original application with provided site plan
4. Departments comments
5. Material presented in opposition to this request
6. Zone atlas Page
7. Bernalillo County Code Article III. Street names and street name changing
8. Proposed Plat (Commissioners only)

Ronald L. Montano appeals the Bernalillo County Planning Department's decision in denying a street name change on a portion of Montrose Place SW to Arturo Garcia Road SW in the Acoma Addition on Lots 10A, 13-16 and Tracts A & 9A. (M-12) (Originally reviewed by the Planning Department and denied due to protest.)

BACKGROUND

The Request

The applicant requested a portion of Montrose Place be renamed in order to facilitate the replating of the road so that it would no longer be a thru street. If the road is no longer a thru street separate names will be needed to avoid confusion and delays when emergency vehicles are called. In addition, deliveries and utility service could be delayed due to confusion of the street no longer being continuous.

The Decision

The naming of an unnamed easement received opposition from a property owner abutting the street. Bernalillo County Code Article III Section 66-79. Street Names and Street Name Changing states that: (4) The planning department shall make the decision as to local and collector streets in the following cases: a. An application or petition is signed by all owners of record of property abutting the street segment in question: or b. No person files a timely written objection to the name change. Neither requirement "a" or "b" were met, therefore the Planning Department denied the request for a street name change.

RECOMMENDATION

Denial of BA-20100002/ZSNC-90006, thereby upholding the previous determination of the Planning Department.

Jim Best
Planning Department